

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 16, 2005 PLANNING COMMISSION MEETING

P.A.S.: Whitetail Run Community Unit Plan
Special Permit # 04069

PROPOSAL: A community unit plan for 9 acreage residential units.

LOCATION: Northwest of the intersection of S.W. 14th Street and W. Bennet Road.

WAIVER REQUESTS:

1. Yard setbacks.
2. Minimum lot area
3. Ornamental street lighting.
4. Sidewalks.
5. Street trees.
6. Landscape screens.
7. Block length.
8. County horizontal curve radius from 200' to 150'.

LAND AREA: 148.50 acres, more or less.

CONCLUSION: This is an Ag Community Unit Plan, proposing to “cluster” the allowed dwelling units to 9 acreage lots. Waivers requested are typical of a rural subdivision and are provided for in the code. Bonuses are being requested. This is in split City and County Jurisdiction and includes “Build Through” provisions.

RECOMMENDATION:

Special Permit #04069

Conditional Approval

Waivers

- | | |
|--|----------|
| 1. Yard Setbacks: | Approval |
| 2. Minimum lot area: | Approval |
| 3. Ornamental lighting | Approval |
| 4. Sidewalks | Approval |
| 5. Street trees | Approval |
| 6. Landscape screens | Approval |
| 7. Block length | Approval |
| 8. County horizontal curve (meets City standard) | Approval |

GENERAL INFORMATION

LEGAL DESCRIPTION: Lot 2, Hatleys Subdivision located in the SW 1/4 of Section 3, T8N, R6E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farmland

SURROUNDING LAND USE AND ZONING:

North:	Farmland	AG
South:	Farmland	AG
East:	Farmland	AG
West:	Farmland	AG

HISTORY: Prior application for Whitetail Run community unit plan and plat withdrawn November 2004. Planning Commission recommended denial of the prior application on May 26th, 2004. Prior application put on pending at Planning Commission on April 16, 2004 to allow for “Build Through” provisions. Zoned AG in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture, Tier II, at the edge between Tier II and Tier III. A cluster is permitted by special permit in the AG district. In relation to clustering in the Agriculture area, the Comprehensive Plan states:

“New ‘urban acreage’ development should only be permitted in Tier II and Tier III area of Lincoln and near towns under higher design standards based upon a “buildthrough” model and without use of sanitary improvement districts. The “build through” design standards should address, along with other items deemed necessary to the study:

- a preliminary plan lot layout that accommodates first phase low density acreages with rural water and sewer systems. The preliminary plat would also show future lot splits as a second phase to permit the urban infrastructure to be built through and urbanization to occur if and when annexed by a city or town is deemed appropriate. The future lot splits will increase density in an urban form and provide income to property owners to defray the increases in city taxes, services and infrastructure costs;
- a lot layout that meets the various elements of the Comprehensive Plan; and
- a development agreement that runs with the land and acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation

of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

UTILITIES: There are no sewer or water public utilities available. This is in the Norris Public Power District.

TOPOGRAPHY: Gently rolling, sloping to the northeast.

TRAFFIC ANALYSIS: This is served by S.W. 14th and W. Bennet Road both are gravel county roads. W. Bennet Road does not extend east of S.W. 14th Street. S.W. 14th is shown for paving from Saltillo to Hwy 33 in the County Engineers 1 and 6 year road and bridge program.

PUBLIC SERVICE: This is in the Southwest Rural Fire District and the Rokeby School District #152. This is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land. Buildthrough in the growth tiers.

ENVIRONMENTAL CONCERNS: The Historic and Ecological Resources survey shows no resources on this site. Historic trails did cross the county in this immediate vicinity. The soil rating on this land is 5.7 on a scale of 1 to 10 where 1 is the highest and a rating of 1-4 is prime agriculture land. This is not prime ag land. 100 year flood plain is located at the far northeast corner of Outlot "B", not by any lot.

AESTHETIC CONSIDERATIONS: na

ALTERNATIVE USES: All uses allowed in the AG district. Seven 20+ acre lots. The farmstead has already been split off.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan for 9 acreage residential lots. A gravel private street is proposed and individual sewer and water is proposed. A dwelling unit bonus is being requested.
2. This is in split City and County jurisdiction and meets both codes, including "Build Through". This will require approval by both City and County.
3. This request is in general conformance with the Comprehensive Plan.

4. No performance score is provided, as requested by the County Board.
5. A waiver to the minimum lot area of 20 acres is requested. This is required to accomplish the clustering to 3 acre lots.
6. Waivers are requested for street lights, sidewalks, block length, street trees and screening. These are typical waivers required, provided for and appropriate for agriculture/acreage clusters.
7. The County Engineer's memo of January 28, 2005 notes no objections.
8. The Public Works and Utilities memo of February 7, 2005 note some minor adjustments.
9. Either the City or County density provisions will yield 7 dwellings without a bonus and 9 dwellings utilizing the 20% bonus provisions of both codes.
10. Health Department notes the water supply is good but notes the developer should condition all lot sales on finding a well with adequate water and advising buyers of the need for water treatment. The lots are sufficient in size to allow lagoons or non-standard on-site wastewater systems if required. Lagoons shall not be restricted.

CONDITIONS:

Site Specific:

1. This approval permits 9 dwelling units.
2. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.
3. Before the approval of a final plat, the public streets, private roadway improvements, drainage facilities, land preparation and grading, sediment and erosions control measures, drainageway improvements, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security

agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

4. Permittee agrees:

4.1. to complete the surfacing of private roadway, and temporary turnarounds and barricades located at the temporary dead-end of the private roadways shown on the final plat within two (2) years following the approval of this final plat.

4.2 to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

4.3 to complete the installation of the street name signs within two (2) years following the approval of the final plat.

4.4 to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

4.5 to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

4.6 to complete the public and private improvements shown on the Community Unit Plan.

4.7 to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

4.8 to agree to the future conversion of lots to a higher density, including timing of annexation, funding of infrastructure cost, and agreement to petition for special assessment districts and that this is designed for future platting to a density of about 454 dwellings and for future subdivision of the acreage lots, said agreement and deed restrictions to be reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

4.9 to submit to the lot buyers and home builders a copy of the soil analysis.

4.10 to pay all design, engineering, labor, material, inspection, and other improvement costs except those cost the City Council specifically subsidizes as follow:

4.11 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

4.12 to protect the trees that are indicated to remain during construction and development.

4.13 to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

4.14 to relinquish the right of direct vehicular access to S. W. 14th Street except for W. Bannertail Lane, the existing farm access and a future road at the ½ section line.

4.15 to maintain County roads until the County Board specifically accepts the maintenance.

4.16 to submit to all potential purchasers of lots a copy of the ground water report.

General:

5. Before receiving building permits:

5.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

5.1.1 A revised site plan including 5 copies showing the following revisions:

5.1.1.1 Make the corrections requested by the Public Works and Utilities
memo of February 7, 2005

- 5.2 The construction plans comply with the approved plans.
- 5.3 Final plat(s) is/are approved by the City/County.
- 5.4 The required easements as shown on the site plan are recorded with the Register of Deeds.
- 5.5 The City /County Board approves associated requests:
 - 5.5.1 Whitetail Run Preliminary Plat # 04031 and 04032.
 - 5.5.2 County Special Permit # 04070.
 - 5.5.3 A waiver to the sidewalk, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 5.5.4 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.

STANDARD CONDITIONS:

- 6. The following conditions are applicable to all requests:
 - 6.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
 - 6.2 Before occupying these dwellings City/County Health Department is to approve the water and waste water systems.
 - 6.3 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.

- 6.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 6.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 6.6 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@ci.lincoln.ne.us
Planner
March 2, 2005

APPLICANT: Brian D. Carstens, on behalf of Full House L.L.C.
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434 -2424

OWNER: Fred Groshans
Full House L.L.C.
P.O. Box 23167
Lincoln, NE 68542
(402) 770 - 3733

CONTACT: Brian Carstens
434 - 2424



Preliminary Plat #04031 / Co. Preliminary Plat #04032
Special Permit #04069 / Co. Special Permit #04070
Whitetail Run CUP
SW 14th & Bennet Rd.

2002 aerial

Zoning:

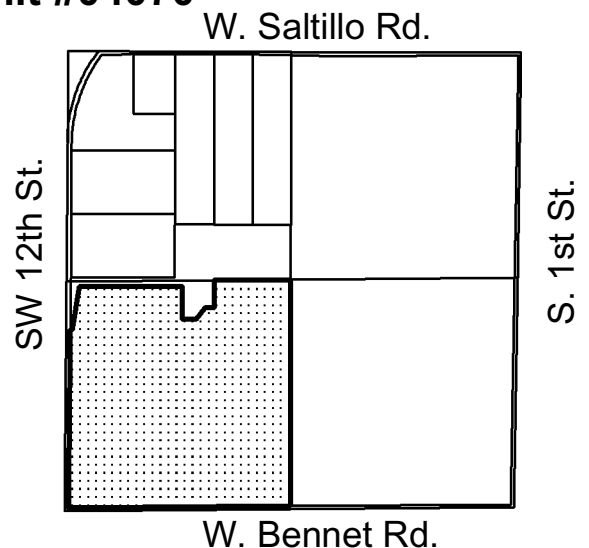
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 3 T8N R6E



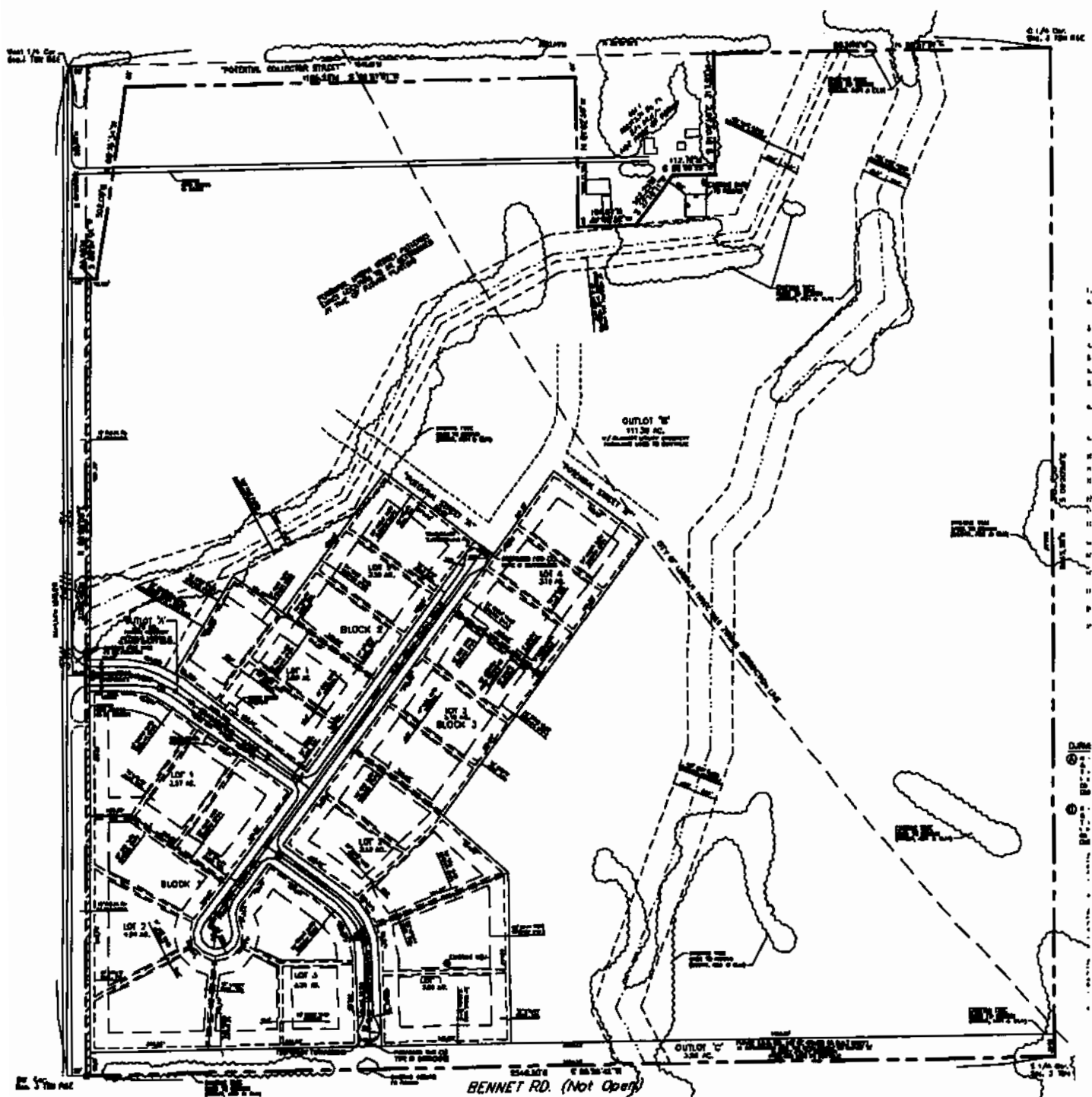
Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.

**Preliminary Plat #04031 / Co. Preliminary Plat #04032
Special Permit #04069 / Co. Special Permit #04070
Whitetail Run CUP
SW 14th & Bennet Rd.**

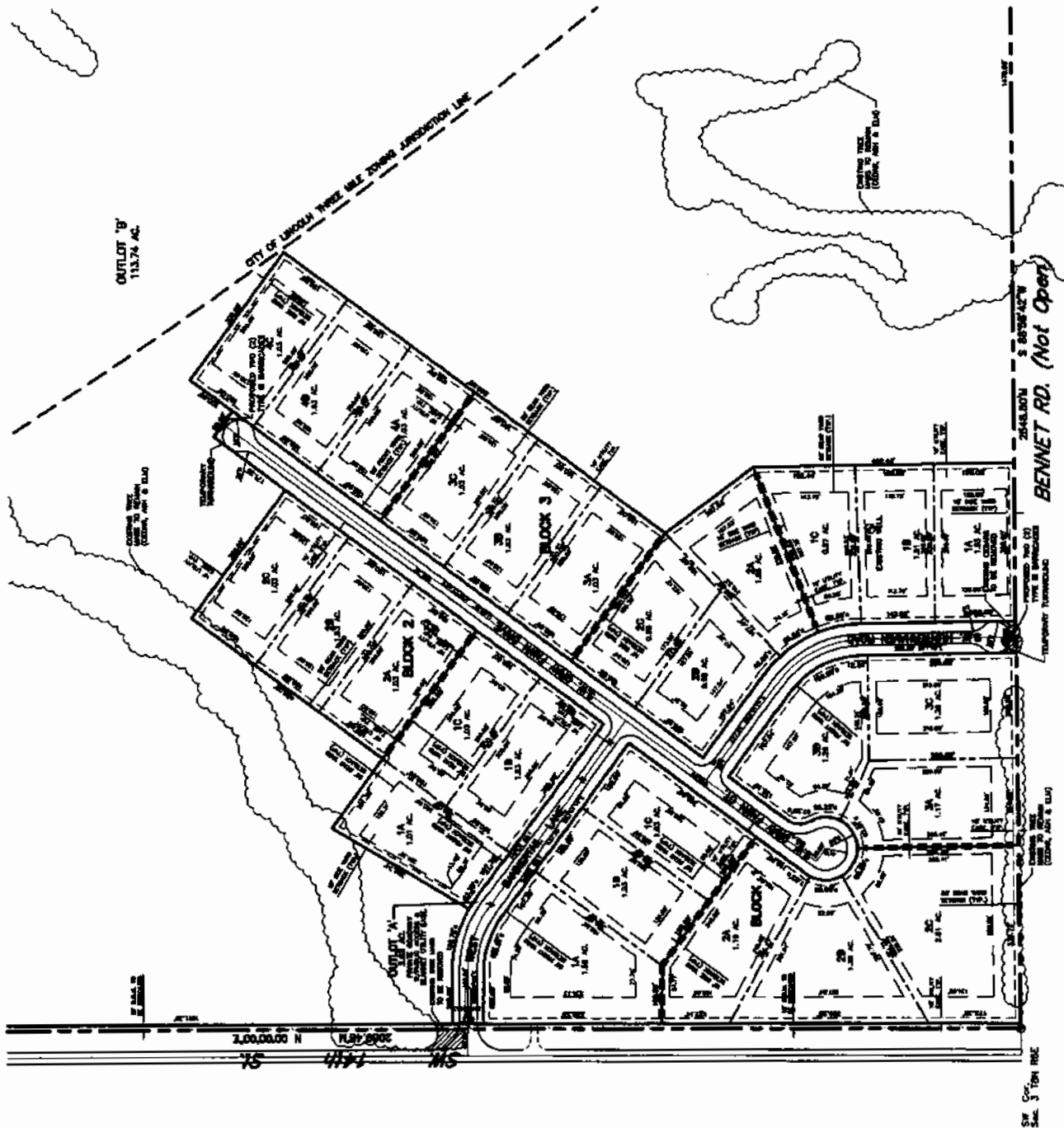


Preliminary Plat #04031 / Co. Preliminary Plat #04032
 Special Permit #04069 / Co. Special Permit #04070
 Whitetail Run CUP
 SW 14th & Bennet Rd.

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**Preliminary Plat #04031 / Co. Preliminary Plat #04032
Special Permit #04069 / Co. Special Permit #04070
Whitetail Run CUP
SW 14th & Bennet Rd.**

WHITETAIL RUN



SCALE: 1" = 300'

Preliminary Plat #04031 / Co. Preliminary Plat #04032
 Special Permit #04069 / Co. Special Permit #04070
 Whitetail Run CUP
 SW 14th & Bennet Rd.

GENERAL NOTES

1. THIS PRELIMINARY PLAT/ C.U.P. CONTAINS 148.50 ACRES MORE OR LESS.
2. THIS PRELIMINARY PLAT/C.U.P. PERMITS 9 SINGLE FAMILY LOTS AND 3 OUTLOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE AND OUT BUILDINGS, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/ OR NOTED.
3. THE CURRENT ZONING IS 'AG' & THE PROPOSED ZONING IS 'AG' WITH C.U.P. WITH BUILD THROUGH OVERLAY AND THE BODUS IS PROVIDED FOR PROVISION OF FUTURE URBAN SUBDIVISION, AS WELL AS FARM PRESERVATION IN THE COUNTY.
4. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET, AS PER 'AG' ZONING.
5. THE DEVELOPER / OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
6. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WATER WELLS FOR POTABLE WATER SUPPLY.
7. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.
8. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PRIVATE ROADWAY WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS AND THE RURAL PUBLIC AND INTERMEDIATE BTA STANDARD. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE GRAVEL. SURFACING RADII AT WEST BANNERTAIL LANE INTERSECTION SHALL BE 50 FEET. ALL INTERIOR SURFACING RADII INTERSECTIONS SHALL BE 30 FEET.
9. ONLY ONE SUBDIVISION GROUND SIGN SHALL BE PERMITTED FOR THIS DEVELOPMENT AS PER 27.69 OF THE LINCOLN ZONING ORDINANCE.
10. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
11. COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER THE PRIVATE ROADWAY SHOWN.
12. DIRECT VEHICULAR ACCESS TO S.W. 14TH STREET IS HEREBY RELINQUISHED EXCEPT FOR WEST BANNERTAIL LANE AND AN EXISTING FARM/EXISTING RESIDENCE ACCESS.
13. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
14. ONLY ONE RESIDENTIAL DRIVEWAY ACCESS SHALL BE PERMITTED PER EACH LOT.
15. THE FOLLOWING WAIVERS ARE APPROVED WITH THIS PRELIMINARY PLAT #04031/04032: SIDEWALKS, STREET TREES, STREET LIGHTING, LANDSCAPE SCREENING, AND BLOCK LENGTH ALONG THE NORTH, SOUTH, EAST AND WEST PERIMETER OF THE PLAT.
16. 'JUNK CARS' SHALL BE PROHIBITED IN THIS DEVELOPMENT AS NOTED IN PROTECTIVE COVENANTS.
17. FUTURE LOT OWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS WILL BE ADVISED THAT THIS IS IN A RURAL FARM AREA AND THAT NORMAL AND CUSTOMARY FARM ACTIVITIES ARE NOT A NUISANCE.
18. THIS PRELIMINARY PLAT IS DESIGNED FOR FUTURE PLATTING OF OUTLOT 'B' TO A DENSITY OF APPROXIMATELY 454 DWELLING UNITS AND FOR FUTURE SUBDIVISION OF THE ACREAGE LOTS.
19. A WRITTEN AGREEMENT SHALL BE PROVIDED FOR THE FUTURE CONVERSION OF LOTS TO A HIGHER DENSITY, INCLUDING TIMING OF ANNEXATION, FUNDING OF INFRASTRUCTURE COST, AND AGREEMENT TO PETITION FOR SPECIAL ASSESSMENT DISTRICTS.
20. DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING STREET IDENTIFICATION SIGNS, ONE "STOP" SIGN AND ONE "NO OUTLET" SIGN.
21. DEVELOPER SHALL INSTALL SEDIMENT CONTROL ON ALL NEW CONSTRUCTION.

ACREAGE DEVELOPMENT COMPONENT.

**Preliminary Plat #04031 / Co. Preliminary Plat #04032
Special Permit #04069 / Co. Special Permit #04070
Whitetail Run CUP
SW 14th & Bennet Rd.**

**LEGAL DESCRIPTION OF C.U.P./
PRELIMINARY PLAT:**

A subdivision of Lot 2 "Hatleys Subdivision" located in the Southwest Quarter of Section 3 Township 8 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska and more particularly described by metes and bounds as follows.

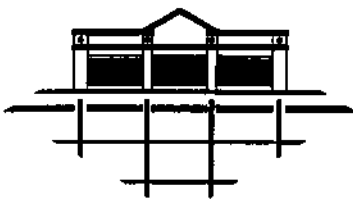
Commencing at the West $\frac{1}{4}$ corner of Section 3 Township 8 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; Thence North $88^{\circ}57'01''$ East, (an assumed bearing) on the North line of the Northeast Quarter, a distance of 1699.01 feet to the POINT OF BEGINNING; Thence continuing North $88^{\circ}57'01''$ East on the North line of the Southwest Quarter a distance of 883.48 feet, to the Center of Section 3; Thence South $00^{\circ}20'50''$ East, on the East line of Lot 5 Irregular Tract, and the East line of the Southwest Quarter a distance of 2645.56 feet to the South $\frac{1}{4}$ corner of Section 3; Thence South $88^{\circ}58'42''$ West, on the South line of Lot 5 I.T., and the South line of the Southwest Quarter of Section 3, a distance of 2548.50 feet to a point on the East right of way of Southwest 14th Street; Thence North $00^{\circ}00'00''$ East, and parallel to the West line of the Southwest Quarter, on the East right of way of Southwest 14th Street a distance of 2089.48 feet to the Southwesterly Corner of Lot 1 Hatleys Subdivision; Thence North $88^{\circ}57'01''$ East, and parallel to the North line of the Southwest Quarter a distance of 25.00 feet; Thence North $08^{\circ}35'34''$ East, a distance of 502.09 feet; Thence North $88^{\circ}57'01''$ East, on the South line of Lot 1, Hatleys Subdivision, a distance of 1188.28 feet; Thence South $01^{\circ}02'59''$ East, a distance of 389.03 feet; Thence North $87^{\circ}45'52''$ East, on the southerly line of said Lot 1, Hatleys Subdivision, a distance of 151.67 feet; Thence North $37^{\circ}10'11''$ East, a distance of 162.25 feet; Thence North $89^{\circ}29'29''$ East, a distance of 112.79 feet; Thence North $01^{\circ}02'59''$ West, on the West line of Lot 1, a distance of 317.52 feet to the POINT OF BEGINNING, and containing a calculated area of 6,468,850.15 Square feet or 148.50 Acres more or less.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT
I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE _____ DEREK A. BEENBLOSSOM L.S. #570

**Preliminary Plat #04031 / Co. Preliminary Plat #04032
Special Permit #04069 / Co. Special Permit #04070
Whitetail Run CUP
SW 14th & Bennet Rd.**



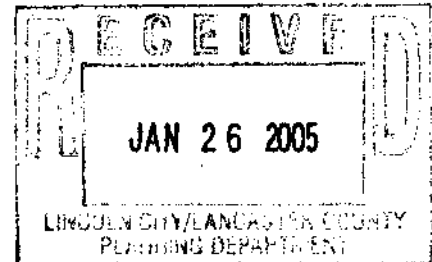
BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

801 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

January 26, 2005

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508



RE: WHITETAIL RUN – PRELIMINARY PLAT #04031/04032
CITY COMMUNITY UNIT PLAN/ SPECIAL PERMIT #04069
COUNTY COMMUNITY UNIT PLAN/ SPECIAL PERMIT #04070
S.W. 14TH STREET & BENNET ROAD

Dear Marvin,

On behalf of Full House, L.L.C., we are resubmitting the above mentioned applications for your review. The following comments and revised plans are in response to the Planning Department letter dated January 3, 2005.

1. County Engineers letter of December 6, 2004.
 1. General Note #14 has been revised to state "Only one residential driveway access shall be permitted per each lot."
 2. General Note #20 has been added to Sheet 1 of 4 to state "Developer shall be responsible for installing street identification signs, one "Stop" sign and one "No Outlet" sign."
 3. General Note #21 has been added to Sheet 1 of 4 to state "Developer shall install sediment control on all new construction."
 4. A 24" CMP culvert has been shown under West Bannertail Lane to drain the natural low area.
2. Public Works memo of December 30, 2004
 - 1.2 A potential 30' sanitary sewer easement has been shown through Outlot 'B'.
 - 3.1 A flood corridor easement has been shown for the drainage channel that enters the site from the south and from the west.
 - 4.1 A stub street has been shown to the east and to the west of SW Gray Fawn Drive. The required grading for the future urban section has also been shown on the Grading Plan.
 - 4.2 A 60' wide outlot (Outlot 'C') has been shown along the south property line of the site for future right-of-way of Bennet Road. Outlot 'C' has been noted on the plan not to be graded or built except in conjunction with the development of Outlot 'B'.
 - 4.3 SW Hunterhaven Road is a temporary turnaround as noted on the plan. SW Hunterhaven Road is intended to have potential to continue south. Through conversations with the County Engineers, Bennet Road is not desired to be constructed in the future do to grading issues.
 - 4.4 Outlot 'A' has been modified to have 80 feet of right-of-way adjacent to SW 14th Street and tapers down to 60 feet at SW Gray Fawn Drive.

- 4.5 Future grading of Bennet Road has not been shown. Through conversations with the County Engineers, Bennet Road is not desired to be constructed in the future do to grading issues.
3. "with BTA" has been added to Title Block of Sheet 1 of 4.
4. Outlot 'C' has been added for future Bennet Road. General Note #2 has been shown with 3 outlots.
5. General Note #3 has been modified to reflect "CUP with Build Through overlay and the bonus is provided for provision of future urban subdivision, as well as farm preservation in the County.
6. General Note #8 has been modified to include "Rural Public and Intermediate BTA Standard".
7. General Note #15 has been modified to include block length waiver on the west perimeter of the plat.
8. General Note #18 has been removed and replaced with the statement shown on #9 below.
9. General Note #18 has been added stating "This preliminary plat is designed for future platting of Outlot 'B' to a density of approximately 454 dwelling units and for future subdivision of the acreage lots".
10. General Note #19 has been added to state "A written agreement shall be provided for the future conversion of lots to a higher density, including timing of annexation, funding of infrastructure cost, and agreement to petition for special assessment districts".
11. "Special Permit" has been added to the Planning Commission approval block.
12. An "Acreage Development Component" table has been added to Sheet 1 of 4 showing that the Acreage Development Component is 22% of the CUP.
13. General Note #2 states that "Each lot shall contain a maximum of one single family residence and out buildings".
14. A 5' pedestrian easement has been shown to the south of the property line between Lots 3 and 4, Block 3.
15. A front yard setback has been shown on the north end of Lot 4, Block 3 and Lot 2, Block 2 do to the potential cross streets shown. The required grading adjacent to the lots has been shown on the Grading Plan.
16. 10' wide utility easements have been added centered on the build through lot lines.
17. A potential urban street pattern has been shown on the plans for Outlot 'B'.
18. A potential 30' sanitary sewer easement has been shown through Outlot 'B'.

Page 3

19. A 60' wide outlet (Outlet 'C') has been shown along the south property line of the site for future right-of-way of Bennet Road. Outlet 'C' has been noted on the plan not to be graded or built except in conjunction with the development of Outlet 'B'.
20. A front yard setback has been shown on Lots 2 and 3, Block 1 and Lot 1, Block 1 adjacent to Outlet 'C'.
21. Sheet 2 of 4 has been modified to show in the Title Block "Transitional Preliminary Plat".
22. 10' wide utility easements have been added centered on the build through lot lines.
23. The street section on Sheet 4 of 4 has been shown with gravel and has been labeled as the "BTA Intermediate Road Standard".

Please contact me if you have any further questions.

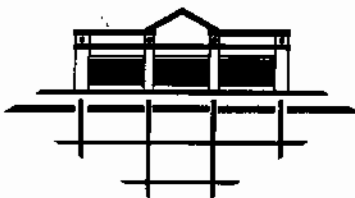
Sincerely,

A handwritten signature in black ink, appearing to read "Brian D. Carstens", with a stylized flourish at the end.

Brian D. Carstens

cc: Full House, L.L.C.

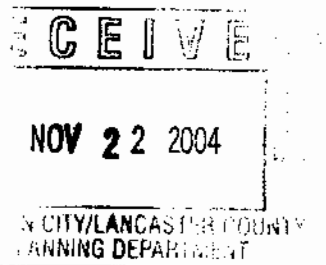
Enclosures: 8 Sets of Sheets 1 through 4 of 4



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

November 19, 2004

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508



RE: WHITETAIL RUN – COUNTY PRELIMINARY PLAT & COMMUNITY UNIT PLAN
CITY PRELIMINARY PLAT & COMMUNITY UNIT PLAN
S.W. 14TH STREET & BENNET ROAD

Dear Marvin,

On behalf of Full House, L.L.C., we are submitting the above mentioned applications for your review. Whitetail Run is a proposed Preliminary Plat and 'AG'-C.U.P. with 20% bonus on approximately 148.50 acres and is currently zoned 'AG'. We are showing 9 single family acreage lots, containing a minimum of 3 acres. The 3 acre lots have been further divided into approximately 1 acre lots to allow for future build-through. Each lot shall have individual water wells and individual septic systems. The proposed streets shall be private roadways and will be graveled to meet Lancaster County design standards.

We are requesting waivers to the Land Subdivision Ordinance to waive sidewalks, street trees, street lighting, landscape screening and block length along the North, South, and East perimeter of the plat as each lot is larger than 1 acre and this project will not be annexed into the City of Lincoln in the near future.

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Full House, L.L.C.

Enclosures: 24 Copies of Sheet 1 of 4
8 Copies of Sheets 2 through 4 of 4
County Application for a Preliminary Plat & C.U.P.
County Preliminary Plat Check List
City Application for a Preliminary Plat & C.U.P.
City Preliminary Plat Check List
Certificate of Ownership
Legal Description
3 Copies of the Preliminary Soils Analysis
2 Copies of the Ground Water Report



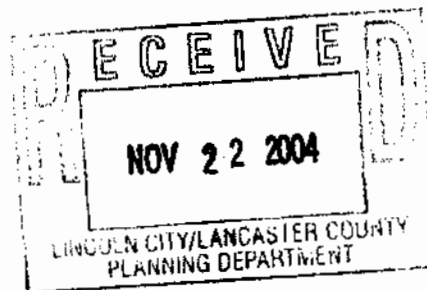
BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

November 19, 2004

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508



RE: WHITETAIL RUN - CITY PRELIMINARY PLAT #04003
COUNTY PRELIMINARY PLAT #04014
CITY SPECIAL PERMIT #04008
COUNTY SPECIAL PERMIT #04019
S.W. 14TH STREET & BENNET ROAD

Dear Marvin,

On behalf of Full House, L.L.C., we are formally withdrawing the above applications for Whitetail Run. The project name will be used again for a new submittal which includes build-thru for the development.

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Full House, L.L.C.

Memorandum

To:	Mike DeKalb, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Whitetail Run
Date:	February 7, 2005
cc:	

Engineering Services has reviewed the Whitetail Run Preliminary Plat, located on the northwest corner of Southwest 14th Street and Bennet Road, and has the following comments:

- **Sanitary Sewer** - The sanitary system is satisfactory.
- **Water Mains** - There is not City water facilities available for connection to this plat. The proposed rural water or individual well systems are satisfactory.
- **Grading/Drainage** - The following comments need to be addressed.
 - (3.1) See street comments for additional grading requirements.
- **Streets** - The following comments need to be addressed.
 - (4.1) Public Works does not directly oppose the requested waiver for block length for Block 3. However, as shown, the proposed and future streets do not address the developable land between Block 3 and the drainage way. If the future street that is shown at the north end of Southwest Gray Fawn Drive was moved one lot to the south, this land would have access for future development without having to cross the channel.
 - (4.2) Showing the future Bennet Road right-of-way as an outlot is acceptable to Public Works. However, a possible future profile and associated grading needs to be shown. Any required grading on the adjacent proposed lots either needs to be shown as proposed grading with this plat or a grading easement needs to be shown for the extent of the future required grading if the grading is not feasible at this time.
 - (4.3) The profile shown for Southwest 14th Street appears to have a site distance issue at Bennet Road and does not match the current City topographic information. A possible future street profile that meets current design standards for an arterial street and the associated grading needs to be shown. Any required grading on the adjacent proposed lots either needs to be shown as proposed grading with this plat or a grading easement needs to be shown for the extent of the future required grading if the grading is not feasible at this time.



CITY OF LINCOLN NEBRASKA

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

Lincoln-Lancaster County
Planning Department
Marvin S. Krout, Director
Mary F. Bills-Strand, Chair
City-County Planning Commission
555 South 10th Street
Suite 213
Lincoln, Nebraska 68508
402-441-7491
fax: 402-441-6377

January 3, 2005

Brian Carstens
Brian D. Carstens & Associates
601 Old Cheney Road, Suite "C"
Lincoln, NE 68512

RE: Whitetail Run, Preliminary Plat # 04031/04032 and BTA
Community Unit Plan Special Permit #04069 and County #
04070.

The review of the above preliminary plat submitted on November 29, 2004 found the following deficiencies that must be provided when the preliminary plat is submitted for presentation to the Planning Dept.:

1. Make the revisions noted in the County Engineers letter of Dec. 6, 2004.
2. Make the revisions noted in the Public Works memo of December 30, 2004.
3. Add "with BTA" to the Title Block of Page 1
4. Amend Note #2 to reflect 2 outlots (three if Bennet Road is added)
5. Amend Note #3 to reflect CUP with Build Through overlay and the bonus is provided for provision of future urban subdivision, as well as farm preservation in the County.
6. Amend Note #8 to reflect the "Rural Public and Intermediate BTA Standard".
7. Revise Note 15, block length waivers are needed on the west and may be needed on S.W. Gray Fawn Drive.
8. Note #18 is not required.
9. Add a note that this is designed for future platting of Outlot B to a density of about 454 dwellings and for future subdivision of the acreage lots.
10. Add a note that a written agreement shall be provided for the future conversion of lots to a higher density, including timing of annexation, funding of infrastructure cost, and agreement to petition for special assessment districts.

11. Add special permit to the Planning Commission approval block.
12. Add a calculation that the Acreage Development Component is 25% or less of the CUP.
13. Add a note that only one main building in a building envelope is allowed per platted lot.
14. Show a future street or pedestrian walk (as required) in Block 3 in the area of Lots 3 and 4 and show by a dashed line the street extension and cross street at the north end of Lot 4, Block 3.
15. Provide a front yard setback at the north end of Lot 4, Block 3 if a cross street is shown at this location (the road will require rough grading).
16. Show easements for the smaller BTA parcels in each lot.
17. Show an Urban Framework Master Plan for Outlot B, per 27.65.075 (c).
18. Show a blanket easement or a delineated easement for future major utilities in Outlot "B".
19. Show an Out Lot for the future mile section road on Bennet Road. Note that this will not be graded or built except in conjunction with the development of Outlot "B".
20. Provide a front yard setback for all lots abutting the new Bennet Road Outlot.
21. Note on page 2 this is the "Transitional Preliminary Plat".
22. Show the utility easement for the Preliminary Plat lots on page 2.
23. Revise and note the street section on page 4 of 4 as the BTA Intermediate Road standard".

In addition you should be aware of the following general requirements:

1. Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.
2. You must agree:
 - A) To complete the surfacing of private roadway, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of this final plat.
 - B) To construct the sidewalk in the pedestrian way easements in Block 3 at the same

time as S. W. Gray Fawn Drive is paved to an urban standard and to agree that no building permit shall be issued for construction on the additional lots on Lots 3 and 4, Block 3, until such time as the sidewalk in the pedestrian way easement is constructed.

C) To complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

D) To complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

E) To complete the installation of the street name signs within two (2) years following the approval of the final plat.

F) To complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

G) To submit to the Director of Public Works and County Engineer a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

H) To complete the public and private improvements shown on the preliminary plat and Community Unit Plan.

I) To retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

J) To submit to the lot buyers and home builders a copy of the soil analysis.

K) To pay all design, engineering, labor, material, inspection, and other improvement costs.

L) To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance/Resolution.

M) To perpetually maintain the sidewalks in the pedestrian way easements on Lots 3 and 4, Block 3 at their own cost and expense.

N) To protect the trees that are indicated to remain during construction and development.

O) To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

P) To relinquish the right of direct vehicular access to S.W. 14th Street, except for West Bannertail Lane and the existing farm/existing residence access.

Q) To maintain County roads until the County Board specifically accepts the maintenance.

R) To submit to all potential purchasers of lots a copy of the ground water report.

Pursuant to Section 26.15.030(d) of the Lincoln Municipal Code, please include with the revised preliminary plat a list of all deviations from the Land Subdivision Ordinance and the adopted Design Standards, explain the reason for each deviation, demonstrate how the proposal meets the intent of the Land Subdivision Ordinance, and why the deviation should be accepted.

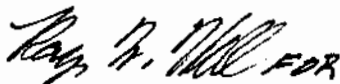
Please respond in writing indicating agreement or disagreement with each of the preceding revisions and general requirements. The plans are to be revised accordingly. The revised preliminary plat and accompanying documents must be submitted 5 Mondays before the Planning Commission hearing.

All information required to be submitted with a preliminary plat is described in Chapter 26.15 of the Land Subdivision Ordinance. An application will be processed as soon as all required information is submitted.

Please find attached reports from other departments who reviewed your plans.

We are committed to working with you as you proceed through your development review. Planner Mike DeKalb will gladly assist you with this plat. You may contact Mike at 441-6370.

Sincerely,



Marvin S. Krout
Director of Planning

Attachments

cc: Full House, LLC
P.O.Box 23167
Lincoln, NE 68542-3167

Dennis Bartels, Public Works & Utilities
Lincoln Electric System
Alltel Communications
City-County Health Department
Building & Safety
Parks & Recreation
County Engineering
Fire Department
Police Department
Ray Hill, Planning
Rick Peo, Law
File

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

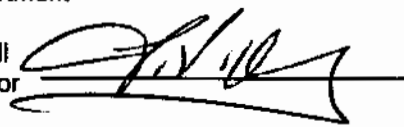
Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

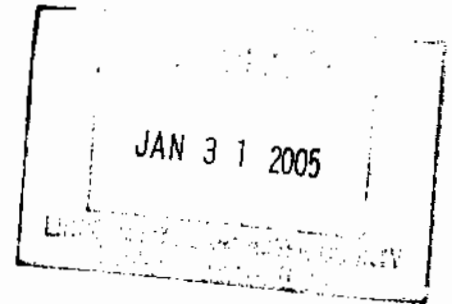
DATE: January 28, 2005

TO: Mike DeKalb
Planning Department

FROM: Larry V. Worrell
County Surveyor



SUBJECT: WHITETAIL RUN - SW 14TH STREET & BENNET ROAD
CUP/SPECIAL PERMIT #04070



Upon review, this office has no direct objections to this submittal.

LVW/bml

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE: December 7, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Whitetail Run
SP #04069 & #04070
PP #04031 & #04032

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The developer has adequately addressed wastewater treatment system issues in the site plan's general notes. On-site wastewater treatment systems will be sub-surface systems or lagoons based on the percolation test results.
- The developer proposes the use of individual wells. The groundwater report indicates that the potential for developing an adequate supply for individual wells is good. Because of the mineralization, water conditioning for household use is recommended. The report further recommends that a test well should be drilled before a well is constructed or a lot developed. The water should be tested for inorganic chemical quantity and presence of bacteria.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



Dennis L Roth

11/30/2004 11:52 PM

To: Michael V Dekalb/Notes@Notes

cc:

Subject: re: Whitetail Run

PROJ NAME: Whitetail Run
PROJ NMBR: SP #04067 #04070, PP #04031 #04032
PROJ DATE: 11/29/04
PLANNER: Mike DeKalb

Finding no DUPLICATE/SIMILAR sounding names in our geobase for the streets proposed in this project..

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: W Bannertail Ln, SW Gray Fawn Ct, SW Gray Fawn Dr and SW Hunterhaven Rd

CROSS: SW 14th St

PRIVATE: none

COMMENTS:



Terry A Kathe

12/03/2004 11:21 AM

To: Michael V Dekalb/Notes@Notes

cc:

Subject: Whitetail Run

This department has no objection to this development at this time but, would like to state according to the general notes found on the plan, that any outbuilding would have to stay inside the envelopes and would not be allowed in a setback.

TK



Terry A Kathe

12/03/2004 11:21 AM

To: Michael V Dekalb/Notes@Notes
cc:
Subject: Whitetail Run

This department has no objection to this development at this time but, would like to state according to the general notes found on the plan, that any outbuilding would have to stay inside the envelopes and would not be allowed in a setback.

TK

GROUNDWATER REPORT

TWIN OAKS

now known as "WHITETAIL RUN"

SW 1/4 SEC. 3 - T. 8N - R. 6E.

SW 14TH STREET AND BENNET ROAD

LANCASTER COUNTY

Petitioner: Brian D. Carstens

Brian D. Carstens & Associates

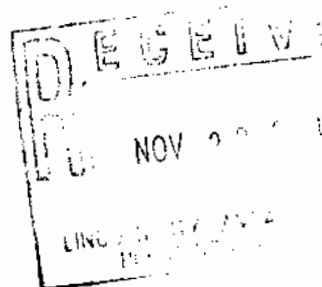
Developer: Full House, LLC.

Fred Groshans, President

Hydrogeologist and Preparer of Report:

Vincent H. Dreeszen

February 3, 2004



Report of Groundwater Investigation

TWIN OAKS
now known as "WHITETAIL RUN"
SW 1/4 Sec. 3-8N-6E

Lancaster County

The southwest quarter of Sec. 3, T. 8N., R. 6E., located at Southwest 14th and Bennet Road is an area of about 154 acres consisting of Lot 1, an existing developed lot of 5.74 acres and Lot 2, 148.5 acres. Lot 1 is located near the center of the north side of the quarter section. Twin Oaks is a proposal to develop 9 single family lots averaging about 3.3 acres in size in the southwest portion of the quarter section. Lot 2, Outlot A consists of 2.07 acres and the remainder, Outlot B, is retained as farm land, Figures 1 and 2.

The west boundary of the tract is Southwest 14th Street and the south boundary is Bennet Road which is not open at present. It is about one and a half miles south of Rokeby and one and a half miles west of U.S. Highway 77. There is scattered housing development in the area including Wilderness Park Estates about one mile to the northeast.

The only known aquifer in the area are sandstones of the bedrock Dakota Sandstone Formation. Both the Dakota and the underlying shales and limestones of the Permian have been eroded leaving hills and valleys on their surfaces. The Dakota consists of interbedded and interlayered clayey sands, clays and sandstones generally with sandstone at the base. The sandstones often are fine-grained and iron-cemented and are bounded by clays so that water is considered to be confined or semi-confined.

Based upon available information from well logs in the area, the top of the Dakota clays or sandstones can be expected to range from about 110 to 150 feet. The base of the Dakota, top

of the Permian, is expected to range from about 140 to 170 feet. The depth to water in wells, depending on land surface elevation is expected to range from about 100 to 130 feet. The thickness of sandstone appears to vary from less than 10 to more than 30 feet. The saturated thickness of the Dakota is expected to be in the range of 40 to 60 feet. The yield of wells in the area without excessive drawdown is reported to range from 10 to 25 gpm.

One well has been constructed in Lot 3 on the tract and the log of another well on the lot on the north side of the property is available. The logs of both wells are attached to this report along with a copy of the inorganic chemical analysis of the new well on Lot 3 (location of well shown in Figure 1). The log of this well which has 33 feet of sandstone and 64 feet of saturated thickness is believed to be representative of what can be expected of wells on the other lots.

The water quality is potable, although only marginal for household use due to high levels of total dissolved solids - 995 mg/l, total hardness - 520 mg/l, iron - 2.3 mg/l and manganese - 0.35 mg/l. Sulfate levels are also quite high - 368 mg/l. Chloride and sodium levels are relatively low - 97.7 mg/l and 108 mg/l. Nitrate plus nitrite as N is below detection level. Total coliform - 200, is not acceptable indicating contamination of bacteria during well construction or sampling. The well should be retested before being put in service and if necessary chlorinated and redeveloped.

In summary, it appears that the potential for developing an adequate supply for individual wells in the proposed development is good. Because of mineralization water conditioning for household use is recommended.

Because the occurrence of sandstones in the Dakota is somewhat unpredictable, a test well should be drilled before a well is constructed or a lot is developed. A well should be properly developed and the water tested for inorganic chemical quality and presence of bacteria.

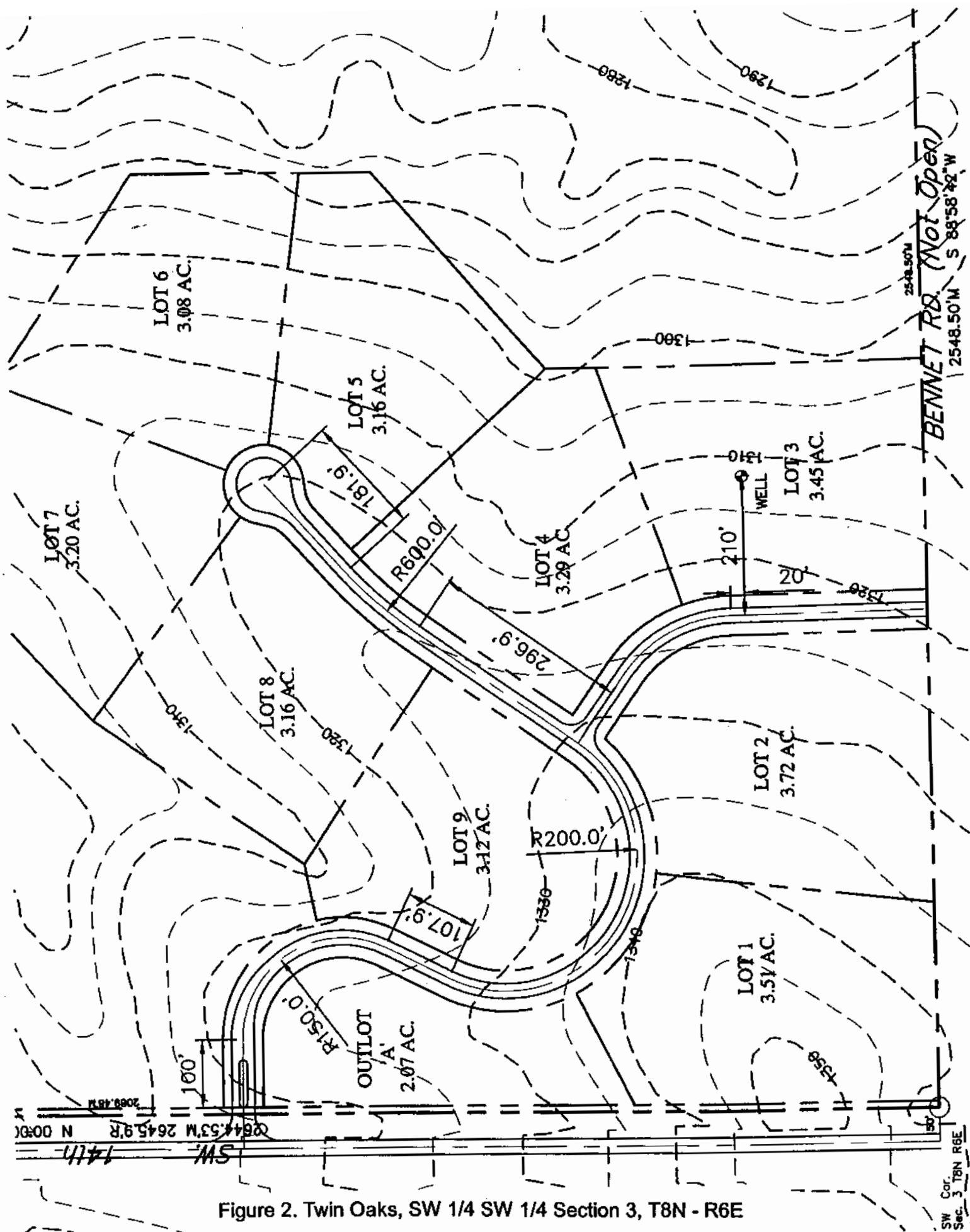


Figure 2. Twin Oaks, SW 1/4 SW 1/4 Section 3, T8N - R6E

Roger Strader
Office: (402) 673-3465

**STRADER'S
BLUE VALLEY DRILLING**
14734 US Hwy 77
Pickrell, NE 68422
WELL COMPLETION FORM

Well Contractor's License
#39022

Name Fred Groshans

Date November 22, 2003

Address P.O. Box 23167

City/State/Zip Lincoln, NE 68542-3167

Phone 421-2420

N40°41'01.6" W096°44'19.1"

Location of Water Well

County: Lancaster SW 1/4 SW 1/4 Section 3 Township 8 N Range 6 E/WK
Well is 292 ft. from north/south section line. 1040 ft. from east/west section line. Ground Elevation _____ ft.
Distance and Direction from nearest town (or) street address (or) Block, Lot and Addition: SW 14th Street & Bennet Road -
1/4 east north of Bennet Road

Well use Domestic New / ~~Replacement~~ Distance to Old Well _____ ft.
Old Well Last Used _____ Old Well Abandoned No / Yes (Date _____)

DEPTH IN FEET
FROM TO

FORMATION

Depth of completed well <u>169</u> ft.	<u>0</u>	<u>44</u>	<u>Clay - brown, yellow & tan</u>
Method drilled <u>Straight rotary</u>	<u>44</u>	<u>64</u>	<u>Clay - blue/gray, brown & yellow</u>
Bore hole diameter <u>9.5</u> in.	<u>64</u>	<u>71</u>	<u>Clay - sandy gray</u>
Static water level <u>103</u> ft.	<u>71</u>	<u>102</u>	<u>Clay - gray</u>
Yield	<u>102</u>	<u>116</u>	<u>Clay - dark gray & gray</u>
Pumping Water Level	<u>116</u>	<u>134</u>	<u>Layers sandstone, ironstone, yellow & white clay</u>
<u>15</u> gpm at <u>130</u> ft. lift	<u>134</u>	<u>167</u>	<u>Sandstone - hard fine brown</u>
<u>25</u> gpm at <u>150</u> ft. lift	<u>167</u>	<u>169</u>	<u>Shale - gray</u>
gpm at _____ ft. lift			
Hrs. Development <u>8</u>			
Method <u>Air</u>			
Blank Casing: Length <u>149</u> ft.			
Inside diameter <u>5</u> in.			
Type of Material <u>PVC</u>			
Wall thickness or grade <u>.265" (200#)</u>			
Joints: Welded Glued Chromalox			
Guides at _____ ft. & _____ ft.			
Screen: Inside Diameter <u>5</u> in.			
Type of material & grade <u>200# PVC</u>			
Screen interval(s): <u>149</u> ft. to <u>169</u> ft.			
Slot size <u>.013</u> Type <u>Saw slot</u>			
Trade name _____ Guides at _____ ft.			
Bottom Cap: Type <u>PVC</u> Size <u>5</u> in.			
Gravel Pack Interval(s): <u>130</u> ft. to <u>169</u> ft.			
ft. to _____ ft.			
ft. to _____ ft.			
Grade size <u>47-B</u> Amount <u>1500#</u>			
Grout: <u>6</u> to <u>10</u> ft., with <u>Bentonite</u>			
to _____ ft., with _____			
to _____ ft., with _____			

Disinfection: Yes / No Was a chemical / bacteriological analysis obtained? No / Yes (Date _____)

Pump: Installed ~~Yes~~ / No Recommended pump setting 140 ft. Recommended pumping rate 15 GPM
Pump Installer _____

Remarks _____

Twin Oaks, Lot 3, SW 1/4 SW 1/4 Section 3, T8N - R6E

**Nebraska Health and Human Services
Regulation and Licensure - Laboratory Services**

3701 South 14th Street
Lincoln, NE 68502
(402) 471-2122
(402) 471-2080 (fax)

**FULLHOUSELLC
FULL HOUSE, LLC**

**P O BOX 23167
LINCOLN, NE 68542**

Laboratory Report Printed on: DEC-30-03

Laboratory Analysis For: PRIVATE 13 PARAMETER

Sample Comments:

Page: 1 of 1

Laboratory Number: P24464-10

Date Collected: 25-Nov-2003 11:00 AM

Sampled By: STRADER WELL DRILL

Date Received: 25-Nov-2003

Location: FARM SW 14 TW-BENNET

Parameters	Test Results	Qualifier	Report Level	Units	Method	Prep Date	Analysis Date	Analyst
Alkalinity, Total	278.		20	mg/l	2320B		12/01/01	SH
CALCIUM	144.		.15	mg/l	215.1		12/15/03	SS
Chloride	97.7		1	mg/L	4500CL-E		12/05/03	km
Nitrate+Nitrite (As N)	<RL		.05	mg/l	353.2		11/26/03	km
Fluoride	0.40		.2	mg/l	4500F-C		12/01/03	km
IRON	2310.		50	ug/l	SM3111B		12/16/03	SS
Hardness, Total	520.		4	mg/l	2340C		12/03/03	SH
MANGANESE	364.		1	ug/l	200.8		12/22/03	CC
SODIUM	108.		10	mg/l	SM3111B		12/16/03	SS
pH	7.85			pH	150.1		11/26/03	SH
SULFATE	368.		10	mg/l	EPA 375.4		12/04/03	KM/SH
TOTAL COLIFORM	200.		0	cfu/100ml	9223B-QT		11/26/03	KC
E. COLI	0.0		0	cfu/100ml	9223B-QT		11/26/03	KC
Solids, Total Dissolved (Tds)	995.		10	mg/l	160.1		12/03/03	SH

Report Remarks:

T278DY

See reverse side of report for description of acronyms and data qualifiers
For inquiries on result interpretation call: (402) 471-2541.

Twin Oaks, Lot 3, SW 1/4 SW 1/4 Section 3, T8N - R6E

**STRADER'S
BLUE VALLEY DRILLING**
14734 US Hwy 77
Pickrell, NE 68422
WELL COMPLETION FORM

Roger Strader
Office: (402) 673-3465

Well Contractor's License
#39022

Name Ronald W. Hatley

Date July 22, 2002

Address 12800 SW 14th Street

City/State/Zip Roca, NE 68430

Phone 794-6786

N 40° 41.358' W 096° 44.194'

Location of Water Well

County: Lancaster

NW 1/4

SW 1/4

Section 3

Township 8 N

Range 6 E

Well is ft. from north/south section line.

 ft. from east/west section line.

Ground Elevation ft.

Distance and Direction from nearest town (or) street address (or) Block, Lot and Addition: SW 14th & Saltillo Road -
1/2 south - 1/2 east

Well use Domestic

Lot 1

New / ~~Reperforated~~

Distance to Old Well ft.

Old Well Last Used

Old Well Abandoned No / Yes

(Date)

			DEPTH IN FEET		FORMATION
			FROM	TO	
Depth of completed well	<u>145</u>	ft.	<u>0</u>	<u>17</u>	Clay - brown, tan & yellow
Method drilled	<u>Straight rotary</u>		<u>17</u>	<u>18</u>	Sand - fine to medium brown
Bore hole diameter	<u>10</u>	in.	<u>18</u>	<u>33</u>	Clay - yellow & white
Static water level	<u>95</u>	ft.	<u>33</u>	<u>39</u>	Clay - brown
Yield	Pumping Water		<u>39</u>	<u>108</u>	Clay - gray
	Level		<u>108</u>	<u>111</u>	Sandstone - fine brown
<u>10</u>	gpm at	<u>120</u> ft. lift	<u>111</u>	<u>116</u>	Clay - dark gray & black
<u>20</u>	gpm at	<u>140</u> ft. lift	<u>116</u>	<u>127</u>	Clay - gray - layers sandstone
	gpm at	ft. lift	<u>127</u>	<u>135</u>	Clay - red
Hrs. Development	<u>2</u>		<u>135</u>	<u>140</u>	Sandstone - hard fine brown
Method	<u>Air</u>		<u>140</u>	<u>145</u>	Shale - gray
Blank Casing: Length	<u>135</u>	ft.	<u>145</u>		Limestone
Inside diameter	<u>5</u>	in.			
Type of Material	<u>PVC</u>				
Wall thickness or grade	<u>.265" (200#)</u>				
Joints: XXXX / Glued / XXXX					
Guides at <u> </u> ft. & <u> </u> ft.					
Screen: Inside Diameter <u>5</u> in.					
Type of material & grade <u>200# PVC</u>					
Screen interval(s):					
<u>135</u> ft. to <u>145</u> ft.					
Slot size <u>.018</u> Type <u>Saw slot</u>					
Trade name <u> </u> Guides at <u> </u> ft.					
Bottom Cap: Type <u>PVC</u> Size <u>5</u> in.					
Gravel Pack Interval(s):					
<u>125</u> ft. to <u>145</u> ft.					
<u> </u> ft. to <u> </u> ft.					
<u> </u> ft. to <u> </u> ft.					
Grate size <u>47-B</u> Amount <u>700#</u>					
Grout:					
<u>6</u> to <u>10</u> ft., with <u>Bentonite</u>					
<u>40</u> to <u>45</u> ft., with <u>Bentonite</u>					
<u> </u> to <u> </u> ft., with <u> </u>					

Disinfection: Yes / ~~XXXX~~

Was a chemical / bacteriological analysis obtained? No / Yes (Date)

Pump: Installed ~~XXXX~~ / No Recommended pump setting 120 ft. Recommended pumping rate 10 GPM

Pump Installer Kenneth Myers

Remarks